

RESIDENTIAL BUILDING PERMIT

A building permit is required for all construction not specifically exempted by the California Building Code. The building plans shall include all electrical, mechanical and plumbing work included in the project. They shall be designed per California Building Codes 2010 edition and Auburn Municipal Code.

Following are requirements when submitting plans:

1. Four (4) sets of plans, two must be stamped and signed. Plans must be drawn to a scale of typically $1/4" = 1'$ for the structure and $1/8" = 1'$ for the plot plan. Plans must include the following:
 - A. Plot plan/site plan showing all structures, contours, easements, sewer, distances to buildings and property lines, and all setbacks.
 - B. Four exterior elevations.
 - C. Details and cross sections of all structural elements including truss calculations.
 - D. Show square footage and use of each area, i.e. residence, garage, decking or covered porch.
 - E. Detailed foundation plan.
2. Two (2) sets of structural, truss and energy calculations shall be submitted at time of application. Two (2) copies of the soils report and arborist's report may also required.
3. Individuals may prepare their plans when of conventional construction. When not conventional construction, a licensed architect or engineer must prepare the plans.
4. At the time of plan submittal, a plan check fee of 65% of the building permit fee will be collected.
5. Before issuance of a building permit, it may be necessary to obtain an encroachment permit from the Public Works Department. This can be done when submitting plans for plan check.
6. Due to the length of time required for completion of the permit application process, this office requests that no plans be submitted (application made) or issued after 4:30 P.M.
7. School fees, currently \$2.97 per square foot if the project is not under Mello-Roos, must be paid prior to issuance of the building permit (form for payment provided when plans submitted). Contact the Auburn Union School District at 885-7242 and Placer Union High School at 886-4400 for further information.
8. At the time of permit issuance, the building permit fee will be due (1% of the value of construction, val. x s.f.; valuations used by City: \$100.76 dwelling, \$38.76 garage, \$17.57 deck/covered porch); SMIP (.00010 of valuation); sewer fees (typically \$7060.24); any mitigating fees; City Facilities and Equipment fee of \$2,750; and Placer County facilities fee of \$2,341.24.
9. After issuance of the building permit, construction can begin and inspections called for at 823-4211, extension 6301 before 8:00 a.m. on the day of the requested inspection.



CITY OF AUBURN
BUILDING DEPARTMENT
AUBURN, CALIFORNIA

STANDARD:
AUBURN MUNICIPAL CODE
AND OFFICE POLICY

DATE: Rev. January 1, 2011